

AGENDA
Veneta Planning Commission
MONDAY - March 30, 2009 - 7:00 p.m.
Veneta City Hall

- I. REVIEW AGENDA
- II. PUBLIC COMMENT: If you wish to address the Planning Commission about an issue which is not on the agenda; state your name, address, and limit your comments to 3 minutes
- III. APPROVAL OF MINUTES:
 - A. November 3, 2008 (A)
 - B. February 2, 2009 (A)
- IV. PUBLIC HEARING: City of Veneta Public Swimming Pool Site Plan Review (SR-3-09) and Conditional Use Permit (CUP-1-09)
 - 1. Open Hearing
 - 2. Declaration of Conflict of Interest or Ex-Parte Contacts
 - 3. Staff Report
 - 4. Public Testimony **(SEE REVERSE SIDE OF AGENDA)**
 - 5. Questions from the Veneta Planning Commission
 - 6. Close of Public Hearing
 - 7. Deliberation and Decision
- V. ADMINISTRATIVE DECISIONS :
 - A. Temporary Use Permit/Renewal - Tom's Courtyard
 - B. Hayden Homes 3 lot partition
 - C. Update on requested Quarter and Yearly Planning Report
- VI. OTHER
 - A. Reminder: Joint Council/Planning Commission meeting on April 13, 2009 at 5:30 p.m. to discuss Downtown Code Amendments
- VII. ADJOURN

Location is wheelchair accessible (WCA). Communication interpreter, including American Sign Language (ASL) interpretation, is available with 48 hours notice. Contact Sheryl Hackett Phone (541) 935-2191, FAX (541) 935-1838 or by TTY Telecommunications Relay Service 1-800-735-1232.
THIS MEETING WILL BE TAPE-RECORDED.

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If a written Notice of Appeal is not filed within 15 days of the date the Final Order of the Planning Commission decision is mailed, the decision becomes final. Veneta Land Development Ordinance 305, Section 2.060 (1) & (2) and Veneta Land Division Ordinance 306, Section 8.03 (4)

BLIC HEARINGS - Please observe the following rules.

WRITTEN TESTIMONY:

Written comments received seven (7) days prior to the meeting have been incorporated in the staff report. All comments, including those received up until the meeting, are presented to the Planning Commission members to be considered in their decision.

ORAL TESTIMONY:

If you wish to testify with regard to a matter which has been set for **Public Hearing** please observe the following rules:

1. **State your name and address.**
2. **Indicate if you are in favor of or opposed to the proposal.**
3. **Limit your testimony to three (3) minutes. Testimony must be specific to the issue at hand. Keep your comments brief and to the point.**

The Planning Commission considers all public comments, staff reports, and City ordinances in arriving at a final decision. **Staff reports are available for review at Veneta City Hall - 88184 8th Street - Veneta, Oregon.**

LAND USE DECISIONS - Veneta Municipal Code Chapter 18.05

Whenever this chapter is in effect, the following procedures or procedure similar thereto shall be followed by the city staff and applicable decision-making body: (1) Preparation of brief statement setting forth the criteria and standards considered relevant to the decision of the city staff. Such shall utilize criteria and standards found in the applicable ordinance, the comprehensive plan, and other ordinances and rules and regulations now in effect as from time to time adopted by the city council and appropriate decision-making body.

REQUIRED FINDINGS FOR SITE PLAN REVIEWS

Veneta Land Development Ordinance 461, Article 6, Section 6.04

After an examination of the site and prior to approval of plans, the Commission or Building and Planning Official must make the following findings:

- (1) That all provisions of city ordinances are complied with.
- (2) That traffic congestion is avoided, pedestrian, bicycle and vehicular safety are protected and future street right-of-way are protected.
- (3) That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.
- (4) That adequate water, sewer and utilities for the proposed use are available.
- (5) That drainageways are protected and drainage facilities provided.
- (6) That the extent of emissions and potential nuisance characteristics are reasonably compatible with the land use district, adjacent land uses and the standards of all applicable regulatory agencies having jurisdiction

CATEGORIES FOR REVIEW OF CONDITIONAL USE PERMITS

Veneta Land Development Ordinance 462, Article 8

Section 8.10 GENERAL STANDARDS OF APPROVAL - A conditional use may be granted only if:

- (1) The proposed use is consistent with the Veneta Comprehensive Plan.
- (2) The proposed use is consistent with the purpose of the zoning district.
- (3) The potential negative impacts of the proposed use on adjacent properties and on the public will be mitigated through the application of existing requirements and conditions of approval.
- (4) All required public facilities have adequate capacity to serve the proposal.
- (5) The site size, dimensions, location, topography, and access are adequate considering such items as the bulk, coverage or density of the proposed development; the generation of traffic; environmental quality impacts; and health, safety or general welfare concerns.

Section 8.20 SPECIAL STANDARDS GOVERNING CONDITIONAL USES - Certain conditional uses shall meet the following standards:

Subsection (13) Standards for high impact transportation and recreation facilities such as sports complexes, stadiums, equestrian arenas, golf courses, swimming pools, heli-ports, heli-stops, and bus or train terminals.

- (a) Major noise generators shall be located a minimum of 30 feet from residential property lines

and shall be screened by a noise attenuating barrier.

- (b) Transportation facilities must be consistent with or incorporated into the Transportation System Plan.
- (c) Major public recreation facilities must be consist with or incorporated into the Parks, Recreation, and Open Space Plan.
- (d) A traffic impact and parking study must be completed and approved by the building and planning Official and the City Engineer. The development project must include mitigation for any decrease in level of service of the transportation system.